

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, January 26, 2017
2217 Eagle Harbor Parkway
Fleming Island, Florida

(Please note: This is not verbatim, a CD recording of the board meeting is available on file for review).

Board Members Present

John Tabor, Chairman
Robb Rush, Vice Chairman
Mike Bruno, Supervisor
David Herold, Supervisor
Zane Butler, Supervisor

Staff Present

Sam Garrison, District Counsel, Kopelousos, Bradley & Garrison
Dave deNagy, District Manager, Government Management Services, LLC
Steve Andersen, Operations Manager, Governmental Management Services, LLC
Roger Johnson, Tree Amigos
Ryan Parr, Hampton Golf
Marshall Collins, Golf Professional
Keith Hadden, Hadden & Associates
Patrick Metcalf, Dream Finders Homes
Thierry Boveri, PRMG by telephone
Rhonda Mossing, MBS Capital Markets by telephone

I - Call to Order

Chairman Tabor called the meeting to order at 6:00 p.m.

II - Pledge of Allegiance

III - Roll Call

District Manager deNagy called the roll.

IV - Public Comment

V. Affidavit of Publication

A copy of the affidavit of publication of the public hearing was included as part of the agenda package.

VI. Presentation by Golf Professional Marshall Collins

Mr. Collins updated the board on the golf program, financials and use of golf cart GPS by golfers and management.

Tree Amigos – Report

Mr. Johnson gave an overview of his report, copy of which was provided in the agenda package.

VII. Public Hearing to Amend the Rates and Fees for Use of District's Water, Wastewater and Reuse Systems – Consideration of Resolution 2017-04

Mr. Boveri joined the meeting by telephone conference at this time.

Chairman Tabor opened the public hearing.

Mr. deNagy outlined the proposed reduction in the debt capacity charges and administrative charges resulting in an overall monthly reduction of \$7.00 per household to be effective the first week of March.

Supervisor Herold moved to approve Resolution 2017-04 changing the debt capacity charge to \$35.05 and the administrative fee to \$0 resulting in a \$7.00 monthly reduction. Vice Chairman Rush seconded the motion. Motion passed 5 - 0

Mr. Boveri left the telephone conference call at this time.

Chairman Tabor closed the public hearing.

VIII. Consideration of Matters Related to Series 2014 A-3 Bonds

A. Resolution 2017-05 Declaring Special Assessments

Mr. Garrison reviewed the previous bond issues then outlined the two resolutions to begin the assessment process to support the issuance of the Series 2017 Bonds for the additional 51 residential units for Dream Finders Homes.

Ms. Mossing joined the meeting by conference call during this item.

Supervisor Herold moved to approve Resolution 2017-05 including the exhibits. Supervisor Bruno seconded the motion. Motion passed 5 - 0

B. Resolution 2017-06 Setting Public Hearing Date to Levy Assessments

Vice Chairman Rush moved to approve Resolution 2017-06 setting the public hearing for March 23, 2017 at 6:00 p.m. in the same location. Supervisor Herold seconded the motion. Motion passed 5 - 0

IX Consideration of Agreements with HDP Eagle Harbor, LLC

A. Consideration of Acquisition Agreement

Mr. Garrison outlined the agreement for acquisition of the infrastructure to be constructed and the bond team funding agreement between the district and HDP Eagle Harbor, LLC, both of which have been executed by Dream Finders Homes management.

Supervisor Herold moved to approve the acquisition agreement between the district and HDP Eagle Harbor, LLC. Supervisor Butler seconded the motion. Motion passed 5 - 0

B. Consideration of Bond Preparation Funding Agreement

Vice Chairman Rush moved to approve the bond preparation funding agreement between the district and HDP Eagle Harbor, LLC. Supervisor Herold seconded the motion. Motion passed 5 - 0

Ms. Mossing left the conference call at this time.

X. Consideration of Resolution 2017-07 Classifying Turf Care Equipment as Surplus

Supervisor Herold moved to approve Resolution 2017-07. Supervisor Butler seconded the motion. Motion passed 5 - 0

XI - Management Team Reports

A. District Counsel

B. District Manager

Vice Chairman Rush moved to ratify the engagement letter with McDirmit Davis to perform the fiscal year 2016 audit. Supervisor Bruno seconded the motion. Motion passed 5 – 0

C. Tree Amigos - Report

This item taken out of order earlier in the meeting.

D. Hampton Golf - Report

A copy of the report was included as part of the agenda package.

E. District Operations Manager - Report

Mr. Andersen gave an overview of the operations report and stated I advertised a couple weeks ago the surplus equipment for sale and we received one bid for \$55,000 from Davey Golf.

Supervisor Herold moved to approve the sale of the 11 pieces of equipment declared surplus property to Davey Golf, the sole bidder, in the amount of their bid of \$55,000. Vice Chairman Rush seconded the motion. Motion passed 5 – 0

Mr. Andersen stated anything over \$25,000 I bring to the board and we want to make a purchase for the golf course for sharpeners in the amount of \$25,500 and I would like to make that purchase out of the proceeds of the sale of the surplus equipment.

Vice Chairman Rush moved to approve the purchase of sharpeners for the golf course in the amount of \$25,500. Supervisor Bruno seconded the motion. Motion passed 5 – 0

XII. - Financial Reports for December 31, 2016

A. Approval of Check Registers

Supervisor Bruno moved to approve the December 31, 2016 check register. Vice Chairman Rush seconded the motion. Motion passed 5 - 0

XIII. Authorizing Chairman/Designee to Cancel the February 9, 2017 Meeting if No New Business Arises Within 72 Hours of the Meeting

Supervisor Herold moved to authorize the Chairman or his designee to cancel the February 9, 2017 meeting if no new business arises within 72 hours of the meeting. Supervisor Butler seconded the motion. Motion passed 5 - 0

XIV - Minutes Approval

A. Approval of Minutes of the December 15, 2016 Meeting

Vice Chairman Rush moved to approve the minutes of the December 15, 2016 meeting. Supervisor Butler seconded the motion. Motion passed 5 - 0

XV - Supervisor's Requests

Supervisors Herold asked when will the fountain out front be fixed?

Mr. Andersen stated we will have it fixed this week.

January 26, 2017

The Crossings at Fleming Island CDD

Chairman Tabor stated the new county commissioner seems interested in our intersection and I had a conversation with former Commissioner Davis who said understand that when they don't want to deal with something they try to wait you out.


Mr. Andersen stated I would be glad to talk to Michael Fleming.

Chairman Tabor stated we spent a lot of money on four different studies and I don't know what happened with the result of any of those studies.

Mr. Andersen stated I will draft this to Stephanie as a start.

XVI – Adjournment

Hearing no objections the Chairman adjourned the meeting at 8:15 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman